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June 3, 2018

Ambiente De Sedona
 Attn: Adobe Jack LLC / Mike Stevenson
 900 W SR 89A
 Sedona Arizona, 86336

Subject: 40 unit Hotel site

Dear Mr. Stevenson,

Sefton Engineering is currently assisting Adobe Jack LLC in the commercial development of the property located at 700 W. SR 89A, more specifically APN 401-70-107 in Coconino County. The property is located at the north side of SR 89A and access will be off of SR 89 A.

The Institute of Transportation Engineers (ITE) Trip Generation Rates 9th Edition was used to obtain the trip generation rates for the proposed development based on a 40 unit hotel with 1 manages unit. The managers units is counted as interior trips and could reduce the daily trips. The results of the calculations are shown below:

TRIP GENERATION ITE CODE 320 VARIETY STORE 40 Units Average Rate = 5.63 trips per unit $T = (5.63) \times (40)$ Trips = 225 Trips	
AM PEAK HOUR Average Rate = 0.45 trips per unit $T = (0.45) \times (40)$ Trips = 18 Trips	
36% Entering 6 Trips	64% Exiting 12 Trips
PM PEAK HOUR Average Rate = 0.47 trips per unit $T = (0.47) \times (40)$ Trips = 19 Trips	
54% Entering 10 Trips	46% Exiting 9 Trips

Based on the trip generation calculations the proposed development is not anticipated to generate more than 100 trips during the AM or PM peak hours, therefore a formal Traffic Impact Study is not warranted.

The owner ask that I look at the original zoning and how different uses for Office Space zoning would compare to lodging zoning. The following table is that comparison.

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In affiliation with:
Heritage Land Surveying & Mapping, Inc. with office in Sedona, Camp Verde & Colorado



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	Zoning	ADT	SF	Parking
Business Park	Both	450-750	27,000	110
Dental Office	Both			
General Office	Both			
Bank	Both	1200	3000	35
Church	Both	700-900 (Sun)	25,000	150

If you have any questions or concerns please do not hesitate to contact me.

Sincerely,

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EXPIRES 3/31/2020

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